

# Plan of Conservation and Development

State – Regional – Local  
Consistency

# Purpose of Plan of Conservation and Development

- a statement of policies, goals and standards for the physical and economic development of the municipality
- be designed to promote, with the greatest efficiency and economy, the coordinated development of the municipality and the general welfare and prosperity of its people
- recommend the most desirable use of land within the municipality for residential, recreational, commercial, industrial, conservation and other purposes and include a map showing such proposed land uses

# State Plan



# Regional Plan



# Local Plan

# State Plan of Conservation and Development

- Good policies and the right language
- Location Guide Map has many problems
- No teeth – no control over local decision making
- Only power - when state is spending in excess of \$200,000, need compliance with State POCD. DEP – sewer extensions

# Regional Plan of Conservation and Development

- Nine planning regions in CT.
- Middletown is in Mid State Region
- Last Regional Plan prepared in 1976
- No teeth, no control over local land use decisions.

# Local Plan of Conservation and Development

- Section 8-23 requires towns to adopt and update POCD.
- No penalty for not adopting or updating POCD.
- New language requires towns to consider State and Regional plans in POCD.
- Majority of towns adopt Plans and then rarely consider them when making land use decisions.
- Up until 2002 towns could change zoning with no consideration of POCD. Now they have to consider POCD.
- POCD has no role in private development.

## WHAT IT IS

- Planning and **Zoning**

## WHAT IT SHOULD BE

- **Planning** and Zoning

# Local Plan of Conservation and Development

- In 2010 town's must update plans or send letter to OPM, DOT, DEP, DECD.
- If not updated not eligible for discretionary funds unless waived by Commissioner.
- Still no strong mandate for consistency and control over local decision making.

## **Despite all this Middletown's planning has been successful**

- One of first towns to have Planning Commission
- First town to have paid planning staff – Milo Wilcox from Harvard.
- POCD's since 1940's
- Updates 1955, 1964, 1976, 1990.
- No significant retail outside of downtown. Aetna area.
- Planned Residential Development's didn't follow a plan. Developer driven.

# Current 1990 POCD

- Since 1990 city has not re-zoned land in a manner which is inconsistent with POCD.
- R-1 zoning eliminated.
- First open space plan (1990-2008) 2,000 acres preserved.
- First downtown plan – downtown revitalized
- First strong economic development plan – record amount of commercial & industrial development in the right zones.
- First multi-town plan – Lamentation Mountain Tri-Town Plan – over 300 acres preserved.

# 2002 Update

- 2000 hired Planning Consultants from NYC.
- After 2 years 2002 draft completed.
- Planning and Zoning Commission felt simply re-inventing wheel should keep 1990 plan in effect rather than a comprehensive update.
- Good data created.

# 2008 Update

- Keep 1990 Plan in effect and develop an Action plan – What needs to be done.
- 2008 supplement to the Plan will keep us current and identify key issues facing the city.

# 2008 POCD Update Process

- P&Z Commission 2 jobs. Time constraint
- Area Studies 11 different sections of city.
- Workshops with Planning and Zoning Commission
- 2007 – Workshops on each chapter of draft plan
- 13 meetings and workshops all advertised and televised, all information posted on web

# 2008 POCD Update

- 1990 remains in effect.
- Prologue ties Middletown to rest of world.
- Section 1 of 2008 POCD updates all population, housing and land use data.
- Section 2 sets land use policies going forward relating to specific issues, which need to be addressed. (20 years of experience)

# 2008 POCD Update

- Chapter Six – Managing Future Residential Growth
- Chapter Seven – Protecting Natural Resources and Preserving Rural Character
- Chapter Eight – Addressing the Urban Dilemma
- Chapter Nine – Promoting Commercial/Industrial Growth
- Chapter Ten – Maromas, Middletown's last frontier.
- Chapter Eleven – Planning Principles

12/1/2011

# Managing Future Residential Growth

- 1964 and 1976 Plans have target population of 65,000
- 1990 – discusses current zoning and ability to grow to 65,000
- 2008 – 2 citizen surveys “preserve rural character”, analyzes true carrying capacity of land and sets target population at 55,000.
- 2008 – sets land use policies to contain growth to 55,000

# Protecting Natural Resources and Preserving Rural Character

- 1964, 1976 – No open space plans.
- 1990 – first open space plan.
- 2008 recognizes best way to preserve natural resources is to buy the land.
- 2008 – recognizes success in open space preservation
- 2008- need to better manage and advertise open spaces.
- Goal of 30% of land area preserved as open space

## Protecting Natural Resources and Preserving Rural Character

- Open space / Farmland preservation bond
- Can't buy all farms, support farmers.
- Need for low impact development.
- Rural Subdivision Regulations
- Provide incentive to do good development.

# Addressing the Urban Dilemma

- Middletown has sections which are as poor as the poorest section of Hartford, New Haven and Bridgeport.
- Pockets of extreme poverty will hold back true revitalization
- Plan identifies problem areas
- State and local policies make these areas less attractive to owner occupancy.
- Downtown will be truly successful when surrounding neighborhoods are healthy and vibrant. West Hartford Center.
- Many recommendations to promote and turn around neighborhoods.

# Promoting Commercial/Industrial Growth

- Recognizes Middletown's efforts to date.
- Record amounts of commercial & industrial growth. Recognized statewide as a town friendly to business.
- Discusses future economic development opportunities.
- No commercial or industrial expansion.

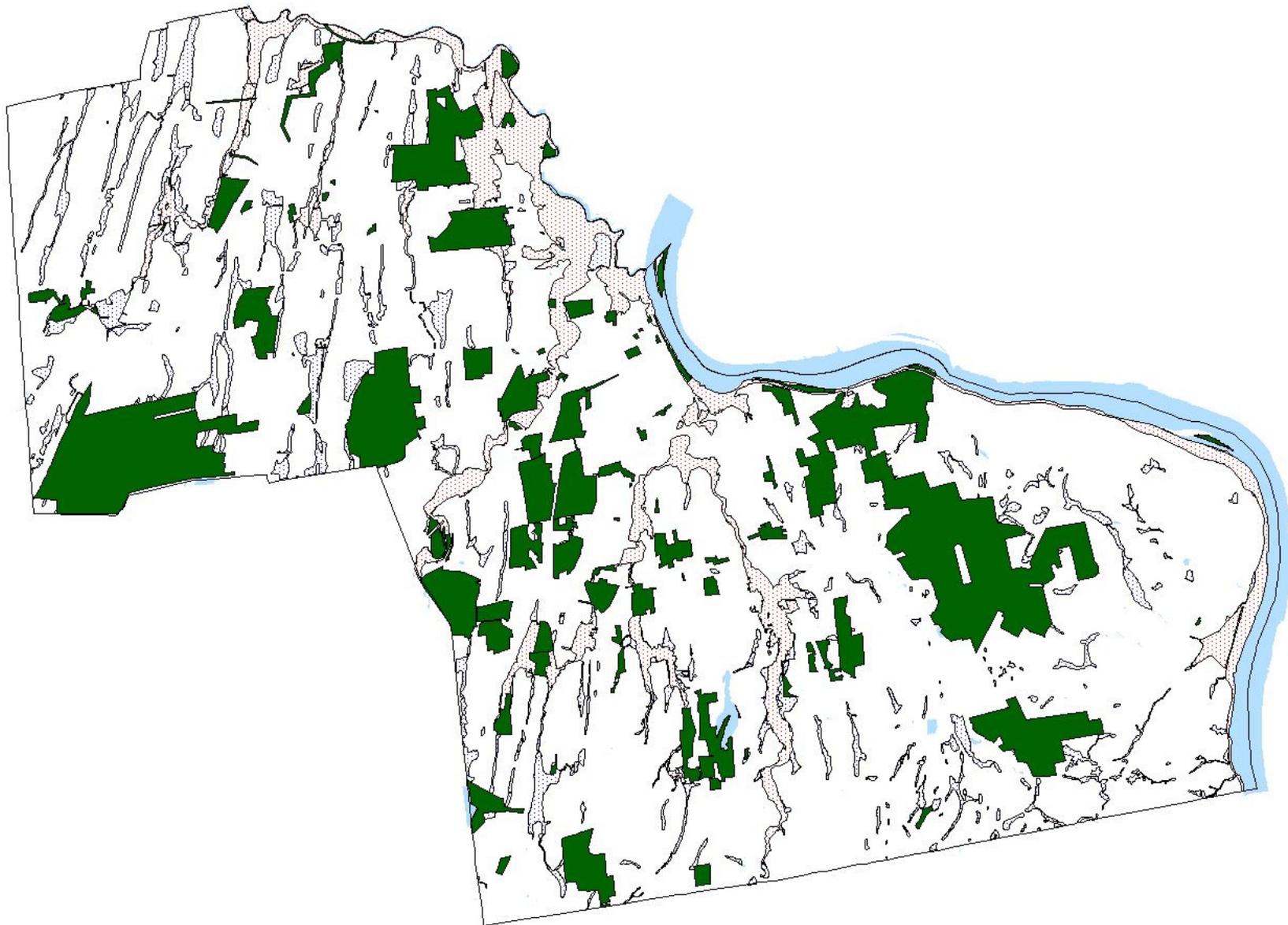
# Maromas, Middletown's last frontier.

- Middletown's most unique area.
- Will be Middletown's largest employer and tax generator.
- Potential for 3,000 acre open space corridor.
- Best way to preserve is to acquire.
- Focus on preserving NU land and State watershed.

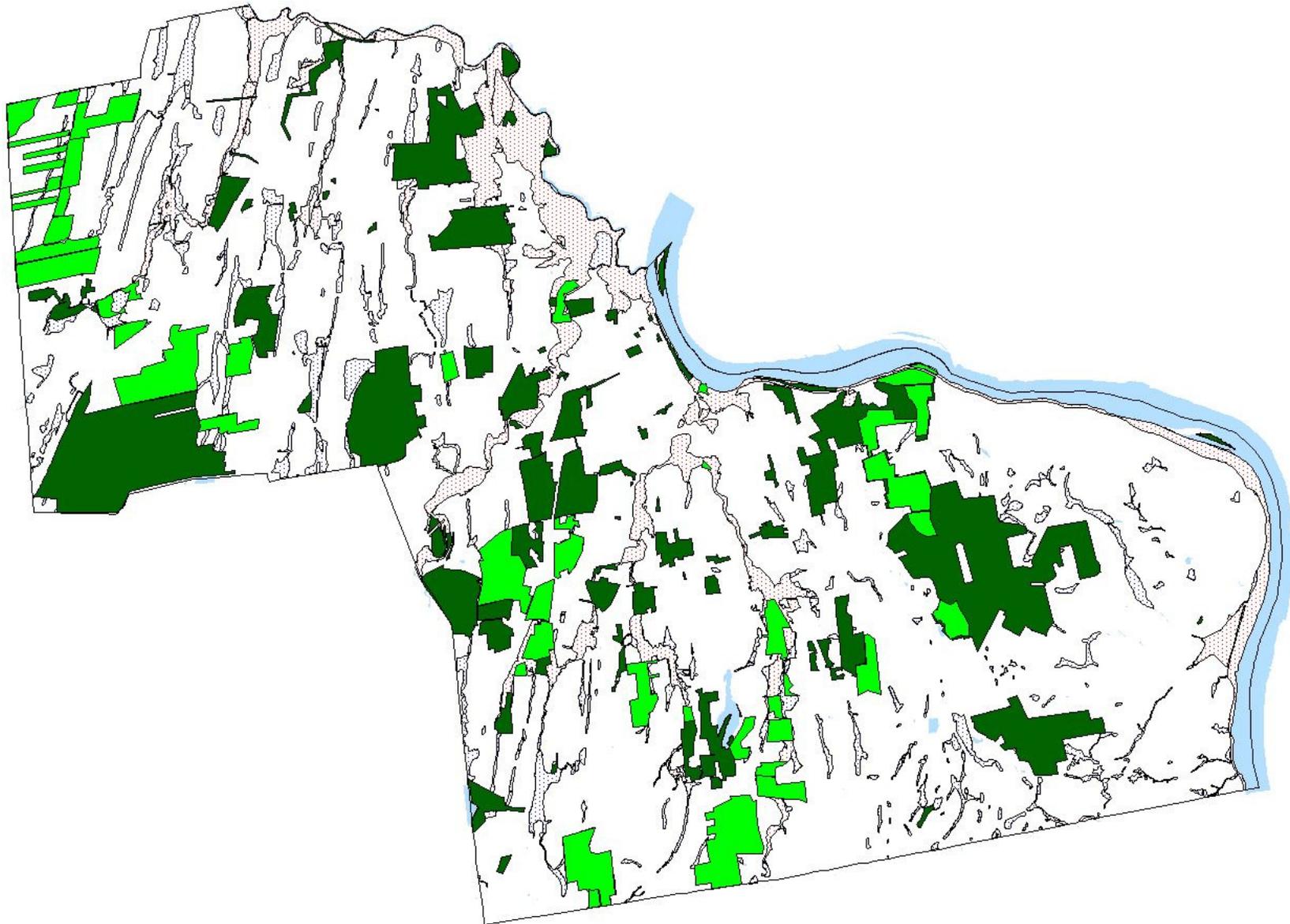
# Other issues

- Bus Routes
- Bike paths and bike friendly community
- Water quality
- Possible air quality
- Area Studies

# Open Space, Wetlands and Floodplain as of 1992



# Open Space, Wetlands and Floodplain as of 2006



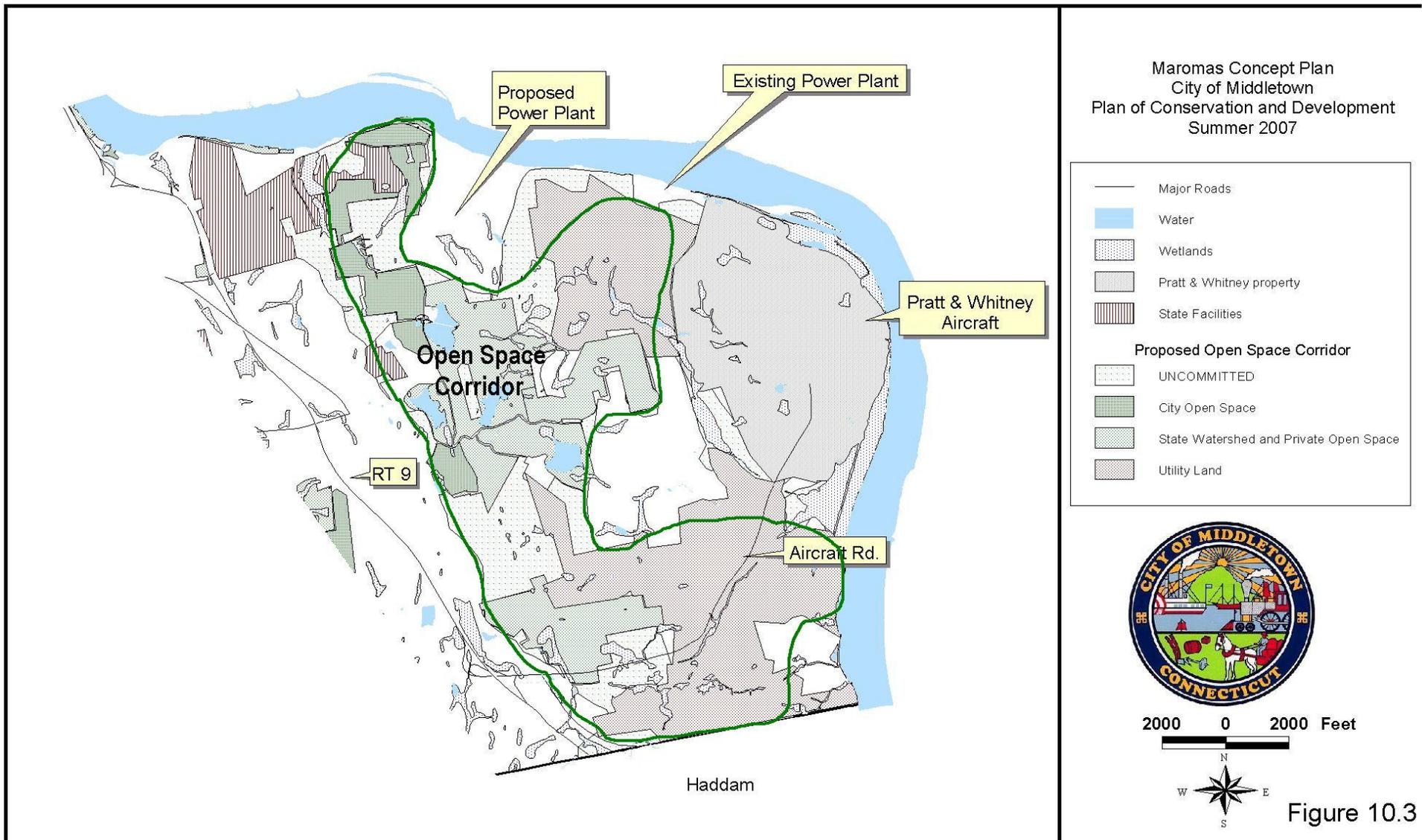


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